



Swiss Cottage



# Swiss Cottage

Linden Grove, Taunton, TA1 1EF

Taunton Town Centre 0.5 miles

A beautifully refurbished Grade II Listed attached three bedroomed cottage with garden, timber studio and off road parking located just over half a mile from Taunton town centre.

- Sought after residential area
- Two reception rooms
- Utility and shower room
- Studio for home working etc
- Council Tax band E
- Grade II Listed cottage
- Kitchen/breakfast room
- Three bedrooms, two en-suite
- Garden and private parking
- Freehold

Guide Price £450,000

## SITUATION

The property is situated in a quiet residential street on the northern side of Taunton ideally located on the edge of the vibrant town centre and within walking distance of French Weir Park and local amenities. Taunton School and the Nuffield Hospital are also easily accessible. The town centre offers a comprehensive range of recreational and scholastic facilities as well as great communication links. There is a mainline railway station, whereby London Paddington can be reached in less than two hours and J25 of the M5 motorway interchange is close by. Being on the northern side of Taunton means there is easy access to the Quantock Hills, the first area of outstanding natural beauty in the country. The Quantock Hills offer many outdoor pursuits, including walking, horse riding, biking and much more.

## DESCRIPTION

Nestled in one of Taunton's most desirable residential areas, this beautifully refurbished Grade II Listed detached cottage blends timeless character with thoughtful modern upgrades. Located just half a mile from Taunton town centre, Swiss Cottage offers charming period features, versatile living spaces, and a secluded garden with a timber studio—ideal for working from home, hobbies, or fitness.



## ACCOMMODATION

The entrance porch opens into a delightful living room, complete with exposed beams and a cosy wood-burning stove. A further reception room—currently used as a second sitting room—features another impressive fireplace and a large bay window that floods the space with natural light.

The kitchen is a welcoming space with shaker-style cabinetry, wooden worktops, a Belfast sink, and a range cooker set into a striking original fireplace. A large pantry cupboard adds excellent storage. The ground floor also includes two practical utility rooms and a contemporary shower room.

Upstairs, the property continues to impress with three bedrooms. The dual-aspect master bedroom includes exposed beams and a cloakroom with wc and washbasin, the second bedroom enjoys dual-aspect windows and an en-suite shower room, and the third bedroom features a charming fireplace and en-suite bathroom.

## OUTSIDE

The property is approached via a pedestrian gate from Linden Grove leading to a beautifully arranged front garden with Astro turf, mature shrub borders, and generous decked and paved seating areas—perfect for outdoor entertaining.

A gate leads through to the rear garden, predominantly set to gravel with additional seating areas and planting. The recently constructed timber studio/gym offers a flexible additional space ideal for home working/gym/studio, and gates from White Willow Gardens lead to the off-road parking. Residents' permit parking is also available via the local authority.

## SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available (Ofcom) Please note the agents have not inspected or tested the services.

## DIRECTIONS

From the centre of town head north along North Street, over the River Tone and fork left at the second set of traffic lights into Staplegrove Road and turn into Linden Grove just before the right hand bend. The property can be found after a short distance on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277038)